

## Kerry Berardinelli

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**From:** Ruthann Paulin  
**Sent:** Friday, April 17, 2020 4:00 PM  
**To:** Kerry Berardinelli  
**Cc:** Peter Glyman; Terrance D. Lomme  
**Subject:** Essex Zoning Commission Meeting - Application No. 20-3

Dear Committee Members,

I am Ruthann Paulin Glyman. My husband, Peter Glyman, and I are the owners of 20 Main Street, and the reason we are having the meeting on the 20th.

Thank you very much for your time and thoughtful consideration as you decide on our request for a zoning change. There are so many opinions and questions when it comes to these kinds of requests that you're often given the near-impossible task of trying to make everyone happy. In essence, I'm writing to you today to address any questions you or other members of our community might have.

### **Zone Change Request - Background Information:**

We first asked for a variance and are now asking for the zone change because we need to build an apartment for my mother, Nancy Gratta. Several years ago she was diagnosed with Parkinson's Disease, bringing with it not only limited mobility and driving capabilities but also additional anxiety and concern about living apart.

Peter and I have four children (teenagers to kindergarten), and even though our dream house is a good size, it only has four bedrooms without any space to create an independent living space for my mother. Peter and I also often work from home and find it challenging to find a dedicated and quiet working space for meetings.

We fell in love with *everything* about Essex Village and knew for certain it was the town for us when we would come and visit every weekend possible. Searching for homes that would fit our family of seven wasn't the easiest task, so we purchased 20 Main Street knowing that it could be the perfect home for all of us with a little work - We, including Mom, can walk everywhere, the kids can ride their bikes (you've probably seen them darting around town), the school is amazing, the park is next door. Wow. It's our almost dream home in our absolute dream town.

### **Zoning Board of Appeals (ZBA):**

When we moved in we talked to all of our neighbors and explained our plans to build an in-law apartment above our garage. I personally delivered the plans to all the neighbors for review. I met with the neighbors located at 6 Meigs Lane four times and even brought our architect, Hope Proctor, to explain the drawings. To our surprise, the morning prior to our meeting with the Zoning Board of Appeals (ZBA), we learned that the neighbors at 6 Meigs Lane wrote a letter in opposition and hired a lawyer. Luckily, we were able to meet and hire Terrance "Terry" Lomme that day (which is why Terry is representing us on the 20th). We were never expecting to have to hire a lawyer for this process, especially because we thought that we had acceptance from all neighboring properties. We honestly thought we had done everything possible (including changing the dormer, pushing back the garage, etc.), making sure to keep everyone around us as happy as possible.

That November the ZBA suggested that we come to you, the Essex Zoning Commission, to get a zone change so we're not restricted to our Essex Residential Zone due to our split lot as they were not ready to grant us a variance.

### **Planning Commission:**

SUBMITTED INTO THE RECORD ON  
1 APRIL 20, 2020 ~~AT~~ THE PUBLIC  
FOR HEARING OF THE ESSEX ZONING COMMISSION  
READ BY RUTHANNE PAULIN.

On February 17th, the Planning Commission agreed that our situation, trying to provide multi-generational and affordable housing, supported their goals. They voted unanimously to issue a positive comment on our proposed zoning change, finding the Essex Village district to be less restrictive and thus encouraging of an increase in activity in the Village.

We recognize that changing zones may bring up questions by other nearby property owners, which we completely understand and respect. We are very thankful to have a board like this in place to protect all of our property values and the charm of our lovely town. We are not asking for a change to overall zoning for the town, we don't want to set any precedent as we'd hope all changes continue to go through this process we're going through now. We simply want to build an apartment for my mother that allows our family to be together.

We are full-time residents in Essex Village. We have made Main Street our home and are doing our best to cultivate genuine and meaningful relationships and invest in our community. We have already and will continue to hire all local companies and craftspeople (architect, contractor, landscaper, surveyor, electrician, plumber, painter...) to bring our vision for Mom's apartment to fruition. Thoughtful consideration of others has *always* been part of our decision-making process and will always continue to be. I promise that if you decide to allow the zone change to Essex Village, Peter and I will continue to do everything we can to preserve our beautiful neighborhood.

Being new to this town, we've learned a lot, but most of all we've learned that we are so incredibly thankful to live and work here - Every day we talk about how wonderful our lives are in Essex (especially now that we're spending so much time at home).

Thank you very much for your consideration of our zone change request. We will be attending the meeting on April 20th and will be happy to answer any questions and provide any further clarification.

Kindest Regards,

Ruthann Paulin Glyman

20 Main St. Essex CT 06426